

PP

APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



PROCEEDINGS OF THE MEMBER SECRETARY/JOINT DIRECTOR (I/C)
COIMBATORE LOCAL PLANNING AUTHORITY
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: THIRU.G.Purushothaman, B.E.,M.Plan.,
ASSISTANT DIRECTOR
SWP Building Plan Application – Planning Permission

Application No: SWP/BPA/423960/2024

Date: 01.03.2025

Subject: Institutional Building – District Town and Country planning office, Coimbatore - Local Planning Authority - Coimbatore District - Madukkarai Taluk - Pichanur Panchayat and Village - S.F.No. 684/1 and 686/1 - Site area: 54900.00 sqm (As per Patta) - FSI Area :35711.14 sqm - Technical concurrence issued from the Director, Directorate of Town and Country Planning, Chennai - Planning Permission Issued - forwarded for further action - Reg.

- Reference:**
1. Applicant. M/s.Sri Jagannath Educational Health and Charitable Trust, For JCT College of Engineering and Technology, Online Application Reference No. SWP / BPA/ 0423960/ 2024, Dated: 20.12.2024.
 2. The Director, Directorate of Town and Country Planning, Chennai Proceeding (Technical concurrence) Letter, Online application no .SWP/BPA/423960/2024, Dated: 17.02.2025
 3. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
 4. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
 5. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
 6. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 7. G.O.16, Department of Municipal Administration and Water Supply, Dated:31.01.2020
 8. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
 9. G.O.(MS) No.01, Housing and Urban Development UD4(1) Department, Dated: 02.01.2023.
 10. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/BA2, Dated: 16-04-2009.

11. Circular from the Director of Town and Country Planning, Roc No.21075/2009/BA1, Dated: 27-06-2012.
12. Circular from the Director of Town and Country Planning, Roc No.12201/2017/BA1, Dated: 22-09-2017.
13. Circular from the Director of Town and Country Planning, Roc No.14227/2017/CP, Dated: 14-12-2017.
14. G.O.(2D) No.31, Housing and Urban Development, [(UD4(1)] Department Dated: 08.02.2011 (land use conversion - Agricultural use to Educational Use Zone)
15. District Fire officer, Coimbatore District Fire & Rescue Services, K.Dis.No.847/D1/2025, Dated:23.01.2025. (Online Reference No.252725).
16. Director of Fire & Rescue Service, Chennai K.Dis.No.6906/C1/2024, Dated:27.05.2024. License No.318/2024 (Renewal)
17. Demand payment Request Letter, Dated:17.02.2025
18. Applicant. M/s.Sri Jagannath Educational Health and Charitable Trust, For JCT College of Engineering and Technology, Demand remittance letter Dated.19.02.2025
19. Coimbatore LPA meeting Resolution No.03 dated: 01.03.2025
20. G.O. Ms.No.77, Revenue (LR.III(1)) Department, date: 28.02.2021
21. Tamil Nadu Gazette No.8, date:02.03.2011 (Part-VI, Section-1, Pg.No.104-105, No.VI(1)/105/2011)

Fees paid Details:

1.	Scrutiny Fee	- Rs. 1,40,111.00	Dt: 20.12.2024
2.	Centage Charge for Building	- Rs. 53,000.00	Dt: 19.02.2025
3.	Infrastructure and Amenities Charges	- Rs. 1,01,83,050.00	Dt: 19.02.2025
4.	CC Charges	- Rs.3,92,559.00	Dt: 19.02.2025
5.	Security Deposit	- Rs.50,91,525.00	Dt: 19.02.2025
6.	Display Board Charges	- Rs. 1,500.00	Dt: 19.02.2025
7.	Development Charges for Building	- Rs. 3,64,700.00	Dt: 19.02.2025
8.	Development Charges for Land	- Rs. 1,31,808.00	Dt: 19.02.2025
9.	Centage Charge for Land	- Rs. 900.00	Dt: 19.02.2025
10.	Shelter Fees	- Rs.1,81,652.00	Dt: 19.02.2025
11.	Premium FSI	- Not Applicable (FSI less than 2)	

ORDER

With reference to the 1st Cited letter, the applicant M/s.Sri Jagannath Educational Health and Charitable Trust, has requested for the approval of Institutional Building (JCT College of Engineering and Technology) at S.Nos.684/1 and 686/1 in Pichanur Village Madukkarai Taluk, Coimbatore District / LPA in a Site area of 54900.00sq.m with a FSI area of 35711.14Sqm.

The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 78/2025** .

With reference to the letter 17 cited, Demand was issued to the applicant 17.02.2025. Applicant remitted the required fees and submitted remittance letter to the office on 19.02.2025 through online. After that, the resolution passed for issuing planning permission in the Coimbatore LPA meeting vide reference 19.

Hence, the planning permission is issued with below conditions for the above proposal and numbered as **Planning Permission No: 123/2025**. The Planning Permission Period for 8 Years from the date of e-sign, is accorded with the following.

The Area statement for the Proposed and existing Institutional Building is as below:

Area of the Site - 54900.00 sqm

Proposed Institutional Building Area Details

S.No	Block Name	Total FSI Area	Non FSI Area	Total Built up Area
1	Block - 1 (Main Building-1-Part "A")			
	Ground Floor	1777.44	-	1777.44
	First Floor	1777.44	-	1777.44
	Second Floor	1777.44	-	1777.44
	Third Floor	1777.44	-	1777.44
	Fourth Floor	1777.44	-	1777.44
	Terrace Floor	-	158.12	158.12
2	Block - 1 (Main Building-1-Part "B")			
	Ground Floor	966.09	-	966.09
	First Floor	966.09	-	966.09
	Second Floor	966.09	-	966.09
	Third Floor	966.09	-	966.09
	Terrace Floor	-	81.98	81.98
3	Block - 2 (Canteen Building)			
	Ground Floor	459.20	-	459.20
	First Floor	459.20	-	459.20
	Second Floor	459.20	-	459.20

4	Block - 3 (Ladies Hostel)			
	Ground Floor	1119.51	-	1119.51
	Portico	18.85	-	18.85
	First Floor	1138.56	-	1138.56
	Second Floor	1138.56	-	1138.56
	Third Floor	1138.56	-	1138.56
	Terrace Floor	-	68.75	68.75
5	Block - 4 (Workshop Building)			
	Ground Floor	2551.43	-	2551.43
	First Floor	2551.43	-	2551.43
	Second Floor	2551.43	-	2551.43
	Third Floor	2551.43	-	2551.43
	Terrace Floor	-	309.17	309.17
6	Block - 5 (Boys Hostel)			
	Ground Floor	1402.99	-	1402.99
	Portico	17.85	-	17.85
	First Floor	1420.80	-	1420.80
	Second Floor	1420.80	-	1420.80
	Third Floor	1420.80	-	1420.80
	Terrace Floor	-	111.85	111.85
7	Block - 6 (Administration Building)			
	Ground Floor	563.33	-	563.33
	First Floor	563.33	-	563.33
	Terrace Floor	-	15.53	15.53
8	Block - 7 (Security Building)			
	Ground Floor	12.32	-	12.32
	Total	35711.14	745.40	36456.54

Total FSI Area: 35711.14Sqm

Note:

1. As per land use conversion GO, approach road for Government land (653.10sqm) already handed over to local body vide gift deed document no.3558/2014, Dated: 30.06.2014.
2. Fire License cited in the reference 16, Main Block building (Ground +4 floors) height has been mentioned as 18.61m, but the height of the building is 18.3m from the formed ground level.

Special Conditions

1. The OSR-1 area (1 to 5) 5495.00 sq.m shown in the site plan should be retained as Open Space Reservation as per TNCD BR, 2019 Rule No.41(1)(i).

2. The proposed components (like staircase) in the existing building should be constructed within the planning period.
3. Conditions stipulated in the Fire NOC cited in the reference 15th issued by District Fire Officer, Coimbatore, Tamil Nadu Fire and Rescue Services is to be followed scrupulously.
4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously
6. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Planning Permission is issued subject to the condition that the applicant/developer and also the architect/Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
7. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
8. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc.) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.
9. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated: 05.02.2016 relating to installation and use of solar energy system should be followed.
10. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11, the permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.
 - a) Title or ownership of the site or building
 - b) Easement Rights
 - c) Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
 - d) Workmanship, soundness of structure and materials used
 - e) Quality of building services and amenities the construction of building
 - f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

13. According to G.O No 18 Municipal Administration and Water supply Department, Dated: 04.02.2019 Construction continuation certificate should be obtained from this office for the planning permission approved building at the time of Plinth level and Last Story itself. After completion of the building works completion certificate to obtain from this by the applicant.

General Conditions

1. This planning permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 49).
2. If the application applied under 49 or 64(1) of TN Town and country planning Act 1971 is rejected or refused, the Applicant under Section 80 of TN Town and country planning Act 1971 can Appeal within Two months from the date of issue of this order to Director of Town and Country Planning / Government.
3. After the Planning Permission issued by Member Secretary Coimbatore Local Planning Authority
 - a. 1.If the details given by the applicant is found to be false(or)
 - b. 2. If the applicant fails to follow the rules and Norms, the Member Secretary
 - c. Concern can cancel or revise the planning permission issued.
4. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
5. Parking area to be utilized only for parking purpose mentioned as per approved Drawing.
6. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
7. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
9. Mosquito netting to be provided at OHT and well.
10. As per GO No 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
11. Fly Ash bricks and Materials to be used Mandatory.
12. As per GO 16 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
13. In case the documents submitted for approval found fake the planning permission would be cancelled without intimation to the applicant.
14. If any court case would be pending with reference to this proposal, the planning permission would be treated as INVALID.
15. The Applicant / developer and also the architects / Licensed Surveyors and the structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.

16. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Commissioner, Coimbatore Corporation if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
17. Government Registered Electrical Contractor must be employed for wiring works during construction.

Encl: Building Plan Map with E-sign

(e-signed)

Member Secretary /Joint Director (i/c)
Coimbatore local Planning Authority
Coimbatore District

To

The Block Development Officer / Special Officer,
Pichanur Village,
Madukkarai Taluk,
Coimbatore.

Copy to

M/s.Sri Jagannath Educational Health And Charitable Trust,
Mr. G. Arumugam,
JCT College of Engineering and Technology
Pichanur,
Coimbatore – 641105.
Ph: 9362499903
Mail id: arumugam.g@jct.ac.in

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

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Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

